

East Riding of Yorkshire Council Heritage, Design & Access Statement

55242

**58 Flemingate, Beverley,
HU17 0NU**

Listed Building Consent

November 2023



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1.0 Description of Proposed Work

This Heritage Statement has been prepared to support the listed building consent for the proposed works at 58 Flemingate, Beverley.

The proposed works include the following:-

- The replacement of the timber box sash windows at the front and rear of the property and the timber casement windows to the extension.

AERIAL VIEW OF THE SITE (indicated with red arrow)



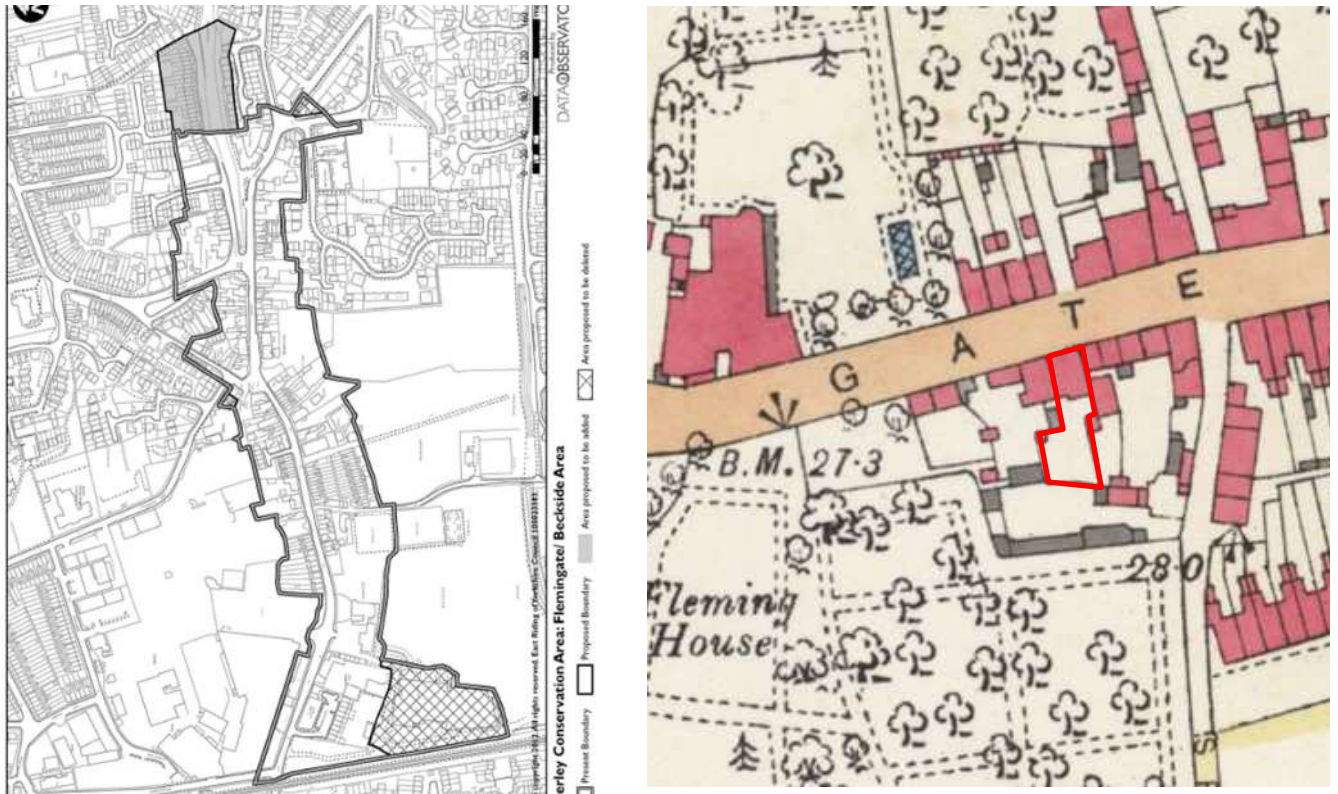
2.0 Site History

The photograph below shows the building form at No 58 in the early 1900s, which shows the mannerist style of brickwork and the eight pane timber sash windows.



3.0 Conservation Assessment

The site is located within the Flemingate/Beckside Conservation Area as indicated in red on the map below.



The site in 1893 is outlined in red on the above map. The following are relevant extracts from ERYC Flemingate/Beckside conservation area appraisal:-

‘The Flemingate & Beckside area represents the town’s historic industrial area.’

‘Materials are basic and generally unpretentious making those few properties that rise above this, particularly noticeable.’

Flemingate has a slightly dour character. Buildings are, on the whole, plain and some of the nineteenth century terracing is mean in proportional terms.

Although an early street, there are no apparent remaining medieval buildings in this area. The majority date from the 18th and 19th centuries. However, there are two mid-17th century buildings of particular interest on the south side of Flemingate at Nos. 56 and 58. These were originally a single house. It was built in what is now known as the Artisan Mannerist style. Both properties are Listed Grade II*.

4.0 Listed Building Assessment



58 Flemingate

58 Flemingate is a grade 2* listed buildings. Historic England's listing entry is indicated below:-

BEVERLEY FLEMINGATE TA 0439 (south side) 11/66 No 58 1.3.50 GV II* Mid-late C17. 2 storeys in red brick. 1st floor has a late C18 reglazed sash window, with a similar window to ground floor, and a 6-panel door. Projecting moulded base of brick and stone, moulded brick string at 1st floor level, with pediment over window. 1st floor window flanked by 2 pilasters with Doric brick caps, and supported on corbels above the string. Moulded brick string at roof level, and pediment over 1st floor window also. Front surmounted by tumbled brick gable. Pantile roof. Built as the east wing of No 56(qv), the house being claimed as the birth place of either Bishop Fisher or Bishop Green. A very interesting example of Artisan Mannerism.

4.0 Listed Building Assessment



VIEW 1 (58 Flemingate)



VIEW 2 (58 Flemingate Rear)



VIEW 3 (Front Ground Floor Window)



VIEW 4 (Front First floor window)

4.0 Listed Building Assessment



VIEW 5 (First Floor Rear sash window)



VIEW 6 (Ground Floor Rear sash window)



VIEW 7 (Ground floor fixed window)



VIEW 8 (Ground Floor Extension windows)

5.0 Design

INTRODUCTION

The schedule of works described below are subject to listed building consent.

EXTERNAL JOINERY

It is understood that the existing timber sash windows are modern additions. Proposed replica replacement double glazed sash windows are proposed to improve the thermal performance of the building. Subject to consent, the joinery will be to match details illustrated by drawing 58FLMGT/001.

The works will include installation of:-

4no new timber double glazed sash windows.

1no new timber double glazed fixed window

2no new timber double glazed casement windows

DESIGN

The proposed scheme will have a positive impact on the property for the following reasons:-

- The windows at No.58 Flemingate are in need of repair and are required to be maintained by East Riding Council to ensure the property is kept to a high standard for its tenants. The proposal would be to replace the windows with slim line double glazed timber box sash windows that are in keeping with the style of the property. It would also include the removal of the secondary glazing which is difficult to maintain and would not be necessary for thermal efficiency.
- The proposal would be for the windows at the front of the property to be replaced with 4 pane windows to match the existing style. The windows to the rear of the property are to be replaced with eight pane windows to match the existing style. They would be made of accoya wood and be pre finished in white with lambs tongue profiles to the glazing bars.
- There are existing casement timber windows to the modern rear extension of the property which will be replaced with timber windows to match existing.

